

**17, Harebell Road, Malton,  
North Yorkshire, YO17 7FW  
Offers over £300,000**

17 Harebell is both spacious and beautifully presented, the property provides accommodation arranged over three floors with four bedrooms and an integral garage.

In brief, this family home comprises; entrance hallway, guest cloakroom and dining/kitchen with double doors to the rear South facing garden. On the first floor there is a light and airy sitting room with French doors which open onto a Juliet style balcony, house bathroom and bedroom currently used as an office. The top floor has the master bedroom with en-suite shower room, built in wardrobes and lovely views along with two further bedrooms

Outside the property has off-street parking space for two vehicles and an integral garage with lighting and power. To the rear of the property is a fully enclosed garden.

Malton is a popular and well-served market town located approximately 18 miles north of York and has in recent years gained a reputation as Yorkshire's food capital. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short walk away and has regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within Malton, including a variety of eateries, independent and high street retailers, good schools and leisure facilities.

EPC Rating B



Energy Efficiency Rating	
Current	Potential
84	94

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

**Viewing Arrangements**

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

**Disclaimer**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



**ENTRANCE HALLWAY**

Stairs to first floor landing, power points and radiator.

**GUEST CLOAKROOM**

low flush WC, hand wash basin, radiator.

**KITCHEN/DINING ROOM**

15'7" x 11'10" (4.75 x 3.61)

Window and French doors to rear aspect, range of base and wall units with wooden work surfaces, tiled splash back, stainless steel sink and drainer unit, integrated dishwasher, space for washing machine, integrated fridge/freezer, integrated electric oven, with gas hob, extractor hood, extractor fan, power points.

**FIRST FLOOR LANDING**

**SITTING ROOM**

15'7" x 12'0" (4.75 x 3.68)

French doors to rear aspect, radiators, power points, TV points, telephone point.

**BEDROOM THREE**

8'3" x 9'10" (2.54 x 3.00)

Window to front aspect, power points, radiator.

**BATHROOM**

Panel enclosed bath with shower, low flush W/C, wash hand basin with vanity, extractor fan, part tiled walls, heated towel rail.

**SECOND FLOOR LANDING**

**BEDROOM TWO**

8'3" x 10'11" (2.54 x 3.35)

Window to rear aspect, built in wardrobes, power points, radiator.

**BEDROOM ONE**

15'7" x 9'4" (4.75 x 2.87)

Window to front aspect, built in wardrobes, power points, radiator.

**BATHROOM**

Fully tiled shower cubicle, low flush W/C, wash hand basin with vanity unit, extractor fan, part tiled walls, heated towel rail.

**BEDROOM FOUR**

7'1" x 10'11" (2.16 x 3.35)

Window to rear aspect, built in wardrobes, power points, radiator.

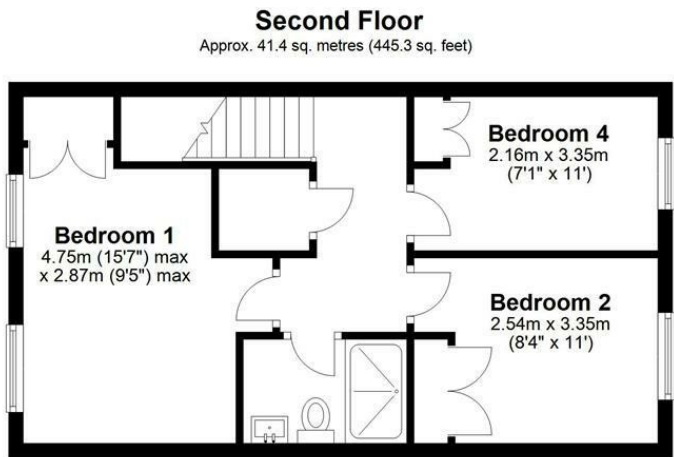
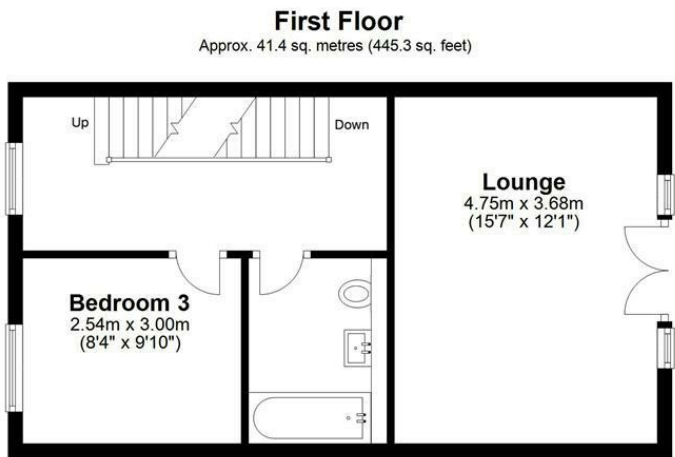
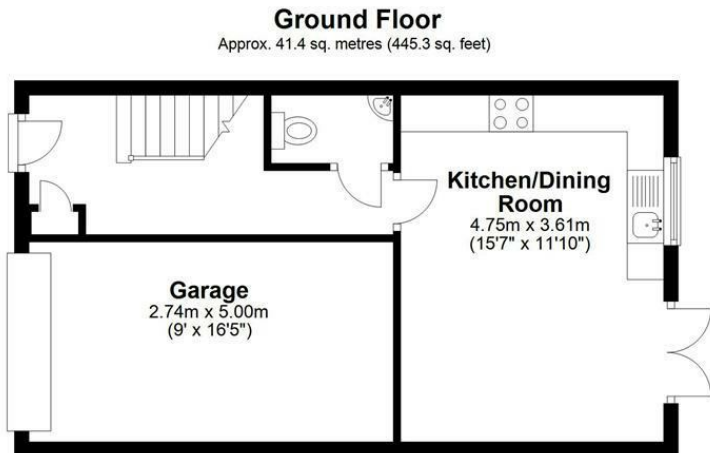
**GARDEN**

Outside the property has off-street parking space for two vehicles and an integral garage with lighting and power. To the rear of the property is a fully enclosed garden.

**SERVICES**

Gas central heating, mains drainage.

**COUNCIL TAX BAND D**



Total area: approx. 124.1 sq. metres (1336.0 sq. feet)  
17 Harebell Road, Malton